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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 1995-16

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



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OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition #:	<u>95-16</u>
Date Filed:	<u>December 1, 1994</u>
Received By:	<u>T. Jones</u>
OFFICE USE ONLY	

OWNERSHIP INFORMATION:

Property Owner: Rea Construction Company, Evelyn F. Graves, Larry C. + Christine B. GRAVES

Owner's Address: 6135 Park South Drive, Suite 400, Charlotte, NC 28210

Date Property Acquired: 1975

Tax Parcel Number(s): 157-061-02 + 05, 157-061-03
Book 157, Page 06, Parcel 6, Block 61

LOCATION OF PROPERTY (Address or Description): 1220 North Wendover Road New Address
Old Address 3300 Asphalt Place, 1109 + 1121 McAlway Road, 1119 McAlway Road

Size (Sq.Ft. or Acres): 12.12 ac. (M.O.L.) Total Site 628'± along Wendover Rd.
240'± along McAlway Rd.
130' McALWAY

Current Land Use: Abandoned Asphalt Plant

ZONING REQUEST:

Existing Zoning: I-2 Proposed Zoning: CC

Purpose of Zoning Change: To construct and operate a proposed Home Depot Retail Store
(131,725) s.f.)

Name of Agent: Tim Johnson, Greiner, Inc. DICK STOEVEITR
333-4483

Agent's Address: 7650 Courtney Campbell Cswy., Tampa, FL 33607-

Telephone Number: (813) 286-1711 Fax Number: (813) 287-8591

Signature of Property Owner: [Signature]
if other than Petitioner

Name of Petitioner(s): HOME DEPOT U.S.A., INC.

Address of Petitioner(s): 2727 Paces Ferry Road
Atlanta, GA 30339

Telephone Number: 404/431-2656 Fax Number: 404/431-2739

Signature: A. M. LITT AW
A. M. LITT
SENIOR CORPORATE COUNSEL-REAL ESTATE

Any Petitioner filing for rezoning is required to discuss the proposal with a CMPC Land Development staff member prior to the filing of the petition. Upon submittal of the petition, all required items must be verified by a CMPC Land Development staff member before an application is considered completed and filed for processing. Incomplete applications are not accepted and will be returned to the petitioner. No applications will be accepted after the closing deadline for each month's cases. There is a limit of 10 cases per month.

Prior to the filing of a Conditional Rezoning Petition, it is strongly encouraged that a preliminary site plan be submitted to the Planning Staff for review and recommendation. There is no fee for preliminary plan review. The preliminary plan must include items 6(a), 6(c), 6(d), and 6(e) listed below. (5 copies are required for interdepartmental review.)

CONVENTIONAL REZONING APPLICATION FILING REQUIREMENTS:

1. Two signed official applications;
2. Two survey maps delineating the property in question;
3. A list of all adjacent property owners, with their current mailing addresses coded to the survey map or Tax Map. (This information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
4. A Filing Fee (See Fee Schedule below);
5. A written boundary description showing distances and bearings of property lines, or proposed Zoning boundaries, if those boundaries do not follow property lines (a metes and bounds description) MUST be provided for each Zoning district;

CONDITIONAL DISTRICT REZONING APPLICATION FILING REQUIREMENTS:

Items 1 - 5 listed above are also required:

6. Fifteen (15) copies, folded 8½" x 11", of a schematic site plan, drawn to scale and at a minimum of 24" x 36", which includes the following items. (15 copies are needed for interdepartmental review):
 - (a) A boundary survey showing the total acreage, present Zoning classification(s), date, north arrow, and vicinity map;
 - (b) Adjoining property lines and names, address, and tax parcel numbers of current adjoining property owners (This information is available at the Mecklenburg County Tax Office, 720 East Fourth Street);
 - (c) All existing easements, reservations, and rights-of-way, and all yards required for the Zoning district requested (show setback, side and rear yard requirements for proposed Zoning district);
 - (d) proposed use of land and structures: for residential uses this shall include the number of units and an outline for the area within which the structures will be located; for non-residential uses, this shall include approximate square footage of structures and an outline of the area within which the structure will be located;
 - (e) Traffic, parking and circulation plan, showing proposed locations and arrangements of parking spaces and entrance and exit to adjacent streets (show existing and proposed parking, what is required, and what is to be provided, as well as existing drives opposite proposed project);
 - (f) Proposed screening, including walls, fences, or planting areas, as well as treatment of any existing natural features and any proposed buffers or landscaped yards at the project boundary.
 - (g) Generalized information as to the number, height, size, or in especially critical situations, the location of structures;
 - (h) Proposed phasing, if any, and approximate completion time of the project;
 - (i) Delineation of areas within the regulatory floodplain as shown on the official Charlotte flood areas map;
 - (j) Topography at four foot contour intervals or less (existing and proposed);
 - (k) Schematic site plan must be titled with project plan and proposed use;
 - (l) Size of schematic site plan not to exceed 36" x 42".

FILING FEES: Effective July 1, 1994

<u>DISTRICT REQUESTED</u>	<u>CONVENTIONAL APPLICATION FEE</u>	<u>CONDITIONAL APPLICATION FEE</u>
Single Family Residential:	\$ 370.00	\$ 655.00
Multi-Family Residential:	\$ 520.00	\$1095.00
All Other Districts:	\$ 810.00	\$1965.00

FEE DUE UPON SUBMITTAL OF APPLICATION TO THE PLANNING COMMISSION BY CHECK OR MONEY ORDER MADE PAYABLE TO THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

95-16✓

REZONING DESCRIPTION FOR HOME DEPOT, INC.

DESCRIPTION:

BEGINNING AT A NEW IRON PIN IN THE SOUTHEASTERLY MARGIN OF WENDOVER ROAD (80-FOOT PUBLIC DEDICATED RIGHT-OF-WAY), SAID POINT BEING THE NORTHWEST CORNER OF THE VINSON REALTY CO., INC. PROPERTY AS DESCRIBED IN DEED BOOK 5472, PAGE 202 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY AND RUNS THENCE WITH THE SOUTHEASTERLY MARGIN OF WENDOVER ROAD IN THREE COURSES AND DISTANCES AS FOLLOWS: 1) NORTH 33-14-23 EAST 205.11 FEET TO A POINT; 2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1678.87 FEET, AN ARC DISTANCE OF 318.99 FEET (CHORD: NORTH 38-41-12 EAST 318.73 FEET) TO A NEW IRON PIN AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF THE 200-FOOT SEABOARD COASTLINE RAILROAD RIGHT OF WAY WITH THE SOUTHEASTERLY MARGIN OF WENDOVER ROAD; 3) THENCE CONTINUING WITH THE AFOREMENTIONED CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1678.87 FEET AN ARC DISTANCE OF 104.06 FEET (CHORD: NORTH 45-54-33 EAST 104.04 FEET) TO A POINT IN THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD TRACK (CENTER OF THE 200-FOOT RIGHT-OF-WAY); THENCE WITH THE CENTERLINE OF SAID TRACK AND SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY SOUTH 60-07-00 EAST 790.70 FEET TO A NAIL IN THE CENTERLINE OF MCALWAY ROAD (80-FOOT PUBLIC DEDICATED RIGHT-OF-WAY); THENCE WITHIN THE RIGHT-OF-WAY OF MCALWAY ROAD IN TWO COURSES AND DISTANCES AS FOLLOWS: 1) SOUTH 29-50-40 WEST 474.89 FEET TO A NAIL; 2) SOUTH 37-08-22 WEST 144.65 FEET TO A NAIL, SAID POINT BEING THE NORTHEAST CORNER OF THE VINSON REALTY CO., INC. PROPERTY; THENCE NORTH 60-06-58 WEST, PASSING AN EXISTING IRON PIN IN THE WESTERLY MARGIN OF MCALWAY ROAD AT 15.01 FEET, A TOTAL DISTANCE OF 739.52 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 12.0446 ACRES OR 524,680.67 SQUARE FEET AS SHOWN ON A SURVEY BY R.B. PHARR & ASSOCIATES, P.A. DATED NOVEMBER 3, 1994. (FILE NO. W-1869A)